



City of North Bend 2010 Torguson Park Master Plan and Site Plan



Introduction

In 2006, the City of North Bend adopted the Torguson Park Master Plan, as prepared by Jay Rood Landscape Architecture and D.A. Hogan and Associates, and as guided by the Parks Commission. While the 2006 plan has been a valuable tool for the planning for Torguson Park, a significant number of changes have occurred at Torguson Park since its adoption, some of which have implemented the plan, and others of which were not anticipated in the plan. Facilities added since the adoption of the 2006 plan include the completion of the soccer field, completion of the upgrades to the youth softball field, the new parking lot, and the tot lot, and the climbing tower. Some of these facilities were installed in locations different from that provided on the 2006 plan.

Because of these changes, many aspects of the 2006 Torguson Park Master Plan are now out-of-date. In addition, the 2006 plan did not provide for trails or landscaping, important features for the completion of this park.

Staff and the Parks Commission have worked over the spring of 2010 to update the master plan for Torguson Park, to create a more complete and comprehensive Master Plan that addresses both site improvements and landscaping. The proposed improvements have been guided by public input provided during the update to the 2009 Parks Element of the Comprehensive Plan, a public workshop held on June 23, and additional input from the Parks Commission, City staff, and residents.

2010 Torguson Park Master Plan Key Recommendations

The following recommendations describe the improvements and additional facilities proposed for Torguson Park over the course of the next decade, and are depicted on the Torguson Park Master Site Plan. These improvements are consistent with the 2009 Parks Element of the Comprehensive Plan and Parks Capital Facilities Plan.

1. **Provide a central plaza.** A concrete central plaza area at the north end of the parking lot will serve as a commons for gathering and a “family support area”, linking the restrooms, picnic shelter, tot lot, and parking area. The exact design and landscaping of the plaza should be developed at a later date, through a contract for design and construction, but should reflect the general concept as shown on this master plan.
2. **Provide a picnic shelter.** This is an important feature for group functions at the park, such as little-league picnics and after-game events. The picnic shelter is to be constructed by John Day Homes adjacent to the central plaza, to satisfy park requirements for the Ranger Station cottage subdivision to be located on Thrasher Avenue.
3. **Provide a paved trail system.** An 8-foot wide paved trail will connect through park, linking facilities of the park with one another and with pedestrian access points into the park. The main loop of the trail surrounding the youth baseball field and soccer field will include ¼ mile marks to inform trail users of their distance, and will include 6 exercise stations to provide multi-aerobic workout opportunities. An easement across the commercial property at the southwest corner of the park (barber shop and pizza place) should be obtained upon redevelopment of that property to provide improved pedestrian access to the southwest corner of the park from North Bend Way and to provide an eventual connection to the City’s proposed downtown loop trail, as envisioned in the Downtown Master Plan.
4. **Landscape the park.** Landscaping will be provided to provide the finishing touches at the park and provide shading. Landscaping will include parking lot landscaping, plaza landscaping, and additional trees along the back of residences along Thrasher Avenue to provide screening and a more defined park boundary to enhance privacy for the residents.
5. **Provide additional picnic tables and benches.** Additional picnic tables should be located around the plaza and tot lot area. Benches should be provided at the tot lot, at the climbing tower and in key locations on the trail system, including the donated memorial bench from the Lewallen family.
6. **Relocate and improve the batting cages.** To accommodate the location of the picnic shelter, the batting cage will be relocated to the north, adjacent to the other existing batting cage. The batting cages will be eventually replaced with cages of a more permanent nature, including fencing and netting.
7. **Upgrade Westerly Ballfields.** The existing westerly five fields will be refurbished and upgraded to a sand base to eliminate trip hazards and uneven surfaces through re-grading, placement of

sand base, re-seeding, etc., and the fields installed with irrigation and drainage systems. The backstops will be replaced, with larger canopies provided over the home plates.

8. **Upgrade the Skate Park.** The skate park area will be improved with additional facilities to better serve the growing population at this popular facility. Further planning of the facilities will be done at a later date with a skate park plan.
9. **Continue the current operation of the BMX Park.** The BMX park is an informal area maintained and arranged by volunteers for BMX bicycle use. This arrangement has worked well, and will continue as it has been operating.

Implementation Details

The following provides additional details for the features and facilities to be added, as well as estimated costs.

1. Landscape Improvements:

a. Area 1 - Parking Lot landscaping:

- i. 32 Red Cascade Mountain Ash (@ \$100 ea + \$100 ea labor) = \$6,400
- ii. 90 5-gallon size shrubs (@ \$18 ea + \$40 ea labor) = \$5,220
- iii. 1250 1-gallon size groundcover for parking islands (@ \$5 ea + \$5 ea labor) = \$12,500
- iv. soil amendments in islands = \$2,000
- v. beauty bark = \$2,000
- vi. Mobilization, delivery, tax and contingency (add 30% of costs) = \$8,436
- vii. TOTAL: \$36,556

- #### **b. Area 2 – New Thrasher Avenue Entrance and Parking Lot:** (This is a John Day Homes obligation for the park requirements of the Ranger Station Cottages. The landscaping for this area will be submitted to the City for approval in conjunction with the construction plans for the parking lot, and should be generally consistent with the conceptual design shown on this master plan.

c. Area 3 – Supplemental Thrasher Avenue Homes screening: REVISE PER WORKSHOP

- i. 5 Douglas fir (@ \$40 ea + \$100 ea labor) = \$700
- ii. 6 Red Sunset Maple (@ \$100 ea + \$100 ea labor) = \$1,200
- iii. TOTAL: \$1,900

d. Area 4 – Plaza / tot lot area (designed in conjunction with plaza improvements) and north boundary:

- i. 18 Paperbark birch trees (@ \$100 ea + \$100 ea labor) = \$3,600
- ii. 7 Douglas fir trees (@ \$40 ea + \$100 ea labor) = \$980
- iii. 30 5-gallon size shrubs (@ \$18 ea + \$40 ea labor) = \$1,740
- iv. 250 1-gallon size groundcover (@ \$5 ea + \$5 ea labor) = \$2,500
- v. Soil amendments = \$1000
- vi. Beauty bark = \$1000

- vii. Mobilization, delivery, tax, and contingency (add 30% of costs) = \$3,246
 - viii. TOTAL: \$14,066
- 2. **Trail Improvements:** All trail improvements are 8-foot wide asphalt paved trail, including geotextile underlayment and 4" gravel underbase.
 - a. **John Day Homes trail obligation:**
 - i. From new pedestrian entrance on Thrasher Avenue to the Picnic shelter, between soccer field and youth softball field.
 - ii. Total of 400 linear feet.
 - b. **City Phase 1 Trail Improvements:**
 - i. Loop trail around soccer field, youth baseball field and climbing wall.
 - ii. Total of 2045 linear feet @ \$35/lf (including installation) = \$71,575.
 - iii. Re-grading and removal of blackberries at drainage area east of youth baseball field to accommodate trail construction. Includes excavation, haul, grading and reseeding = \$2,000
 - iv. 6 exercise stations (@\$900 each) = \$5,400.
 - v. Wood chip base and landscape timber perimeter border for 10 x 15 area for exercise stations (30 cubic yards @ \$35/cy + \$1,200 for excavation and timbers) = \$2,250 (including installation)
 - vi. 5 benches with concrete pads (2 at climbing tower) @ \$1400 ea. (including installation) = \$7,000
 - vii. Mobilization, tax and and contingency (add 30% of costs) = \$26,458
 - viii. TOTAL: \$114,683
 - c. **City Phase 2 Trail Improvements:**
 - i. Trail from plaza to western pedestrian entrance behind the Pizza Place.
 - ii. Total of 750 linear feet @ \$35/lf (including installation) = \$26,250.
 - iii. Includes removal of temporary chain link fencing at the rear of the skate park.
 - iv. Mobilization, tax, and contingency (add 30% of costs) = \$7,875
 - v. TOTAL: \$34,125
- 3. **New Pedestrian Entrance and Small Parking Area on Thrasher Avenue.**
 - a. This is an obligation of John Day Homes for the Ranger Station Cottages Subdivision.
 - b. To be designed at a later date, but in conformance with this master plan.
- 4. **Picnic Shelter** – Construction of the basic structure is a John Day Homes obligation for the Ranger Station Cottages Subdivision. To be constructed per the plans for the picnic shelter at Snoqualmie's Centennial Fields Park. Additional related City tasks and facilities:
 - a. Re-locate the existing batting cage to the north (to be eventually replaced by permanent facilities).
 - b. Trenching conduit and installing wiring (from bathroom) for future lighting improvements at plaza and picnic shelter, including labor (230' @ \$20/lf) = \$4,600
 - c. Barbeque grills – 4 standard park grills @ \$180 each + \$500 for installation and bases = \$1,220.
 - d. Mobilization, tax and contingency (add 30% of costs) = \$1,746

- e. TOTAL: \$7,566
- 5. **Central Plaza.** Includes:
 - a. Concrete plaza, stairs and additional asphalt paving for trail connections in plaza area = \$54,000 (est. from Parks CIP, including tax and installation)
 - b. Relocate existing flagpole, including labor and materials = \$300
 - c. 3 new picnic tables, including concrete slab (2 around tot lot, 1 by restrooms @ \$1,500 ea, including installation) = \$4,500
 - d. Additional new waste/recycling receptacles - (1 at tot lot, 1 at restroom, 1 at each end of picnic shelter @ \$350 each) = \$1400
 - e. (Plaza landscaping included in Area 4 landscaping, above).
 - f. Loop bicycle rack at closest parking stall to plaza = \$400
 - g. Mobilization, tax, and contingency of items except plaza (add 30% of costs) = \$1,980
 - h. TOTAL: \$62,580.
- 6. **Tot Lot Improvements.** Includes:
 - a. 5 benches with concrete pads @ \$1400 each = \$7,000
 - b. 3-leg heavy duty Swings – 8’ high 4-swing unit = \$1,800
 - c. 1 accessible swing seat = \$500.
 - d. Mobilization, delivery, tax, installation and contingency (50% of material costs) = \$4,650
 - e. TOTAL: \$13,950.
- 7. **Upgrade of Westerly Ballfields:**
 - a. New Backstops for 5 fields and new batting cages. Estimate from Parks CIP of \$114,260.
 - b. New sand based turf improvements for 5 westernmost fields, including drainage improvements and irrigation system. Estimate from Parks CIP of \$2,120,450.
- 8. **Skate Park Improvements.** Estimate from 2006 Torguson Park Master Plan of \$50,000. To be planned and designed at a later date.